



Federal Emergency Management Agency

Washington, D.C. 20472

LETTER OF MAP AMENDMENT DETERMINATION DOCUMENT (NON-REMOVAL)

COMMUNITY AND MAP PANEL INFORMATION		LEGAL PROPERTY DESCRIPTION
COMMUNITY	PALM BEACH COUNTY, FLORIDA (Unincorporated Areas)	Buildings 14 and 15, Woodhaven I, a Condominium; Buildings 16, 17, 20 and 21, Woodhaven II, a Condominium; Buildings 36 through 39, 42 and 43, Woodhaven III, a Condominium; and a portion of Tract B, Replat of Tract 42, Boca Del Mar No. 3; as described in the Declarations recorded as Document Nos. 4405, 77 127202, and 78 150886, and in the Warranty Deed recorded as Document No. 79 008264, in the Office of the Clerk of Circuit Court, Palm Beach County, Florida
	COMMUNITY NO.: 120192	
AFFECTED MAP PANEL	NUMBER: 1201920230B; 1201920240B	
	DATE: 10/15/1982; 10/15/1982	
FLOODING SOURCE: SHEET FLOW		APPROXIMATE LATITUDE & LONGITUDE OF PROPERTY: 26.349, -80.148 SOURCE OF LAT & LONG: GOOGLE EARTH PRO DATUM: NAD 83

DETERMINATION

LOT	BLOCK/ SECTION	SUBDIVISION	STREET	OUTCOME WHAT IS NOT REMOVED FROM THE SFHA	FLOOD ZONE	1% ANNUAL CHANCE FLOOD ELEVATION (NGVD 29)	LOWEST ADJACENT GRADE ELEVATION (NGVD 29)	LOWEST LOT ELEVATION (NGVD 29)
--	--	Woodhaven I	6517/6531 Spring Bottom Way	Structure (Bldgs 14-15)	AO (Depth 1)	13.9 feet	13.8 feet	--

Special Flood Hazard Area (SFHA) - The SFHA is an area that would be inundated by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood).

ADDITIONAL CONSIDERATIONS (Please refer to the appropriate section on Attachment 1 for the additional considerations listed below.)

DETERMINATION TABLE (CONTINUED)
AO FLOODING-LOMA-N

This document provides the Federal Emergency Management Agency's determination regarding a request for a Letter of Map Amendment for the property described above. Using the information submitted and the effective National Flood Insurance Program (NFIP) map, we have determined that the structure(s) on the property(ies) is/are located in the SFHA, an area inundated by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood). Therefore, flood insurance is required for the property described above. The lowest adjacent grade elevation to a structure must be at or above the Base Flood Elevation for a structure to be outside of the SFHA.

This determination is based on the flood data presently available. The enclosed documents provide additional information regarding this determination and information regarding your options for obtaining a Letter of Map Amendment. If you have any questions about this document, please contact the FEMA Map Assistance Center toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, LOMC Clearinghouse, 847 South Pickett Street, Alexandria, VA 22304-4605.

Luis Rodriguez, P.E., Chief
Engineering Management Branch
Federal Insurance and Mitigation Administration



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ATTACHMENT 1 (ADDITIONAL CONSIDERATIONS)

DETERMINATION TABLE (CONTINUED)

LOT	BLOCK/ SECTION	SUBDIVISION	STREET	OUTCOME WHAT IS NOT REMOVED FROM THE SFHA	FLOOD ZONE	1% ANNUAL CHANCE FLOOD ELEVATION (NGVD 29)	LOWEST ADJACENT GRADE ELEVATION (NGVD 29)	LOWEST LOT ELEVATION (NGVD 29)
--	--	Woodhaven II	6549/6561 Spring Bottom Way	Structure (Bldgs 16-17)	AO (Depth 1)	13.6 feet	13.5 feet	--
--	--	Woodhaven II	6611/6621 Spring Bottom Way	Structure (Bldgs 20-21)	AO (Depth 1)	13.8 feet	13.6 feet	--
--	--	Woodhaven III	6589/6619 Burning Wood Drive	Structure (Bldgs 36-37)	AO (Depth 1)	14.0 feet	13.5 feet	--
--	--	Woodhaven III	22093/22085 Cocoa Palm Way	Structure (Bldgs 38-39)	AO (Depth 1)	13.7 feet	13.5 feet	--
--	--	Woodhaven III	6624/6612 Spring Bottom Way	Structure (Bldgs 42-43)	AO (Depth 1)	13.8 feet	13.4 feet	--
Tract B	--	Boca Del Mar No. 3 Replat	--	Structure (Cabana)	AO (Depth 1)	14.4 feet	13.7 feet	--

AO FLOODING-LOMA-N (This Additional Consideration applies to the preceding 7 Properties.)

For the structure to be removed from the Special Flood Hazard Area (SFHA) in areas of sheetflow flooding (Zone AO), the elevation of the lowest adjacent grade to the structure (the lowest ground elevation touching the structure) must be above the highest surrounding grade by an amount equal to or greater than the depth shown on the effective National Flood Insurance Program (NFIP) map. In addition, adequate drainage paths are required to guide floodwaters around and away from the structure; therefore the structure should be on an elevated pad within the sheetflow flooding area. Because this area is subject to sheetflow flooding and the elevation of the lowest adjacent grade to the structure is not above the highest surrounding grade by an amount equal to or greater than the depth shown on the effective NFIP map, and because adequate drainage paths to guide floodwaters around and away from the structure have not been provided, the structure is in the SFHA and flood insurance is required.

This attachment provides additional information regarding this request. If you have any questions about this attachment, please contact the FEMA Map Assistance Center toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, LOMC Clearinghouse, 847 South Pickett Street, Alexandria, VA 22304-4605.

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